130.0	0001	0032.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,410,700	/	1,410,700
USE VALUE:	1,410,700	/	1,410,700
ASSESSED:	1,410,700	/	1,410,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEVALT FREDERICK C/ETAL
Owner 2:	HUTTON GRETCHEN
Owner 3:	
Street 1:	44 ACADEMY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GEVALT FREDERICK C/ETAL -
Owner 2:	BACHRACH GRETCHEN -
Street 1:	44 ACADEMY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .39 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Clapboard Exterior and 3365 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16983.000	574,200		836,500	1,410,700
Total Card	0.390	574,200		836,500	1,410,700
Total Parcel	0.390	574,200		836,500	1,410,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.20 | /Parcel: 419.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

84205

GIS Ref

GIS Ref

Insp Date

05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0032.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	574,200	0	16,983.	836,500	1,410,700		Year end	12/23/2021
2021	101	FV	556,100	0	16,983.	836,500	1,392,600		Year End Roll	12/10/2020
2020	101	FV	555,900	0	16,983.	836,500	1,392,400	1,392,400	Year End Roll	12/18/2019
2019	101	FV	414,300	0	16,983.	883,000	1,297,300	1,297,300	Year End Roll	1/3/2019
2018	101	FV	428,200	0	16,983.	650,600	1,078,800	1,078,800	Year End Roll	12/20/2017
2017	101	FV	428,200	0	16,983.	622,800	1,051,000	1,051,000	Year End Roll	1/3/2017
2016	101	FV	428,200	0	16,983.	576,300	1,004,500	1,004,500	Year End	1/4/2016
2015	101	FV	404,000	0	16,983.	483,300	887,300	887,300	Year End Roll	12/11/2014

!10184!

PRINT

Date	Time
12/30/21	10:15:11

LAST REV

Date	Time
08/25/18	13:08:01
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10184

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEVALT FREDERIC	31481-596		6/7/2000	Family	1	No	No		
WENZEL JAMES	24617-94		6/14/1994		462,750	No	No		Y

USER DEFINED

Prior Id # 1:	84205
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2006	272	Wood Dec	10,000			G7	GR FY07	REPL EXISTG DECK
7/14/1994	347	Manual	6,000					SIDING-CLAPBOARD

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
3/12/2009	Inspected	189	PATRIOT
2/12/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Entry Denied	243	PATRIOT
8/28/1992		TK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16983		Sq. Ft.	Site		0	90.	0.55	10									836,547						836,500	

Total AC/HA:	0.38988	Total SF/SM:	16983	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 836,547	Spl Credit	Total: 836,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	orange		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.96201706
Const Adj.:	1.01989794
Adj $ / SQ:	127.551
Other Features:	96680
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705400
Depreciation:	131204
Depreciated Total:	574196

COMMENTS

BK; 13366 PG; 681 643-4351 SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	2	HB					

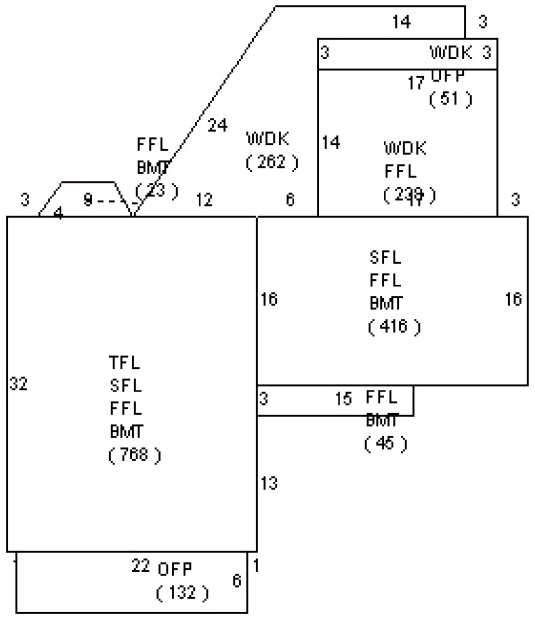
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.34
Special Features:	0	Val/Su Net:	107.31
Final Total:	574200	Val/Su SzAd	170.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,490	127.550	190,051
BMT	Basement	1,252	38.270	47,908
SFL	Second Floor	1,184	127.550	151,020
TFL	Third Floor	691	127.550	88,163
WDK	Deck	551	7.970	4,392
OFP	Open Porch	183	26.020	4,762

Net Sketched Area:	5,351			Total:	486,296
Size Ad	3365.1999	Gross Area	5428	FinArea	3365

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---

PARCEL ID

130.0-0001-0032.A

IMAGE

AssessPro Patriot Properties, Inc